

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

July 26, 2005

AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, July 6, 2005, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, July 26, 2005**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	District 4
Mr. Welton G. Cadwell	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Mary Hamilton, Senior Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
July 6, 2005
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
July 26, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#5-05-3	John Nelson / Nelson Family Trust Tim Hoban / Carl Ludecke	1	#10-05-Z
PH#57-05-5	Jack & Deborah Wilkerson	2	#70-05-Z
PH#53-05-1	Blount & Becerra Properties Fred Hamilton	3	#66-05-Z
PH#55-05-1	Frank Starr	4	#68-05-LM
PH#13-05-1	ACA Academy, Pat Armentano Steven J. Richey, P.A.	5	#1-05-CFD
SLPA#05/4/1-2	C.A. Meyer, Jr. Jimmy Crawford	6	#35-05-SLPA
PH#36-05-2	C.A. Meyer, Jr. Jimmy Crawford	7	#38-05-PUD
PH#62-05-4	Joe & Ruth Back Scott & Heather Lauderbaugh	8	#74-05-Z
PH#56-05-4	Randolph Chavers, Jr.	9	#69-05-Z
PH#45-05-5	Harbor Hills Development Steven J. Richey, P.A. Greg Beliveau, AICP, LPG Urban & Regional Planners	10	#55-05-PUD/AMD
PH#50-05-2	Lake County Public Schools Harry Fix, AICP	11	#56-06-CFD

TRACKING NO.: #10-05-Z

CASE NO: PH#5-05-3

AGENDA NO: #1

OWNER: John Nelson / Nelson Family Trust

APPLICANT: Charlie Johnson Builders

GENERAL LOCATION: Tavares area – Property lying N'ly of the intersection of Lakeshore Drive and Lake Ave on the W side of Lake Avenue and S of Alfred Street / Old US Hwy 441. (27-19-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to R-2 (Estate Residential) for residential subdivision.

EXISTING ZONING: R-1

SIZE OF PARCEL: 40 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #70-05-Z

CASE NO: PH#57-05-4

AGENDA NO: #2

OWNER: Jack & Deborah Wilkerson

GENERAL LOCATION: Umatilla area – Property lying at the SE corner of Peru Road and Lake Street.
(12-18-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to R-3 (Medium Residential) for residential development.

SIZE OF PARCEL: 9.6 +/- acres

FUTURE LAND USE: Urban

TRACKING NO.: #66-05-Z

CASE NO: PH#53-05-1

AGENDA NO: #3

OWNER(S): Blount & Becerra Properties

APPLICANT: Fred Hamilton

GENERAL LOCATION: Fruitland Park area – Property lying N of Spring Lake Pines subdivision, S of Lake Ella Road and E of Rolling Acres Road. (32-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request rezone from R-1 (Rural Residential) to R-4 (Medium Suburban Residential) for single-family residential development.

SIZE OF PARCEL: 86 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #68-05-LM

CASE NO: PH#55-05-1

AGENDA NO: #4

OWNER: Frank Starr

GENERAL LOCATION: Leesburg area – Property lying at the SE corner of Whitney Road and Blackstarr Road and S'ly of SR 44. (29-19-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from A (Agriculture) to LM (Light Industrial) for future industrial uses.

SIZE OF PARCEL: 5 +/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #1-05-CFD

CASE NO: PH#13-05-1

AGENDA NO: #5

OWNER: Pat Armentano, ACA Academy

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Fruitland Park area – Property lying N of Spring Lake Rd, directly N of Piney Woods subdivision and E of Spring Lake Pines subdivision, approx. 3/4 miles W of US Hwy 441/27. (32/33-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to the existing CUP#294-1 & CUP#294A-1; or to revoke CUP#294-1 & CUP#294A-1 and rezone from Agriculture to CFD (Community Facility District) to allow for the continued uses permitted under the conditional use permit for a cheerleading camp and expanded uses to include memorial programs, adult and juvenile retreats, patriotic retreats, wedding receptions, worship services, daycare, tutoring and outdoor theatre, etc.

EXISTING ZONING: A (Agriculture) + CUP

SIZE OF PARCEL: 95 +/- acres

FUTURE LAND USE: Urban Expansion & Urban

TRACKING NO.: #35-05-SLPA

CASE NO: SLPA#05/4/1-2

AGENDA NO: #6

OWNER: C.A. Meyer, Jr.

APPLICANT: Jimmy D. Crawford, Esquire, Gray Robinson, P.A.

REQUESTED CLASSIFICATION: A Small-Scale Map Amendment to change the Future Land Use Map for 9.9 acres from Employment Center to Urban Expansion.

GENERAL LOCATION: Clermont area – From the Intersection of State Road 50 and Tiny Morse Blvd., proceed N on Tiny Morse Blvd approx. 950' to property on E side of the road. (26-22-26)

TRACKING NO.: #38-05-PUD

CASE NO: PH#36-05-2

AGENDA NO: #7

OWNER: C.A. Meyer, Jr.

APPLICANT: Jimmy Crawford

GENERAL LOCATION: Clermont area – Property lying N of SR 50 and E of Tiny Morse Blvd.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from HM (Heavy Industrial) and MP (Planned Industrial) to PUD to allow the use of a commercial development to include a automobile dealership and other commercial uses.

EXISTING ZONING: PUD (Planned Unit Development)

SIZE OF PARCEL: 28.8 +/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #74-05-Z

CASE NO: PH#62-05-4

AGENDA NO: #8

OWNER: Joe & Ruth Back and Scott & Heather Lauderbauth

GENERAL LOCATION: Grand Island area – Property lying S of CR 452 and W of S. Fish Camp Road.
(29-18-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from R-2 (Estate Residential) to R-1 (Rural Residential). (4.6 +/- acres)

SIZE OF PARCEL: 4.6 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #59-05-Z

CASE NO: PH#56-05-4

AGENDA NO: #9

OWNER: Randolph Chavers, Jr.

GENERAL LOCATION: Sorrento area – Property lying at the SW corner of Wolf Branch Road and Orange Street. (25-19-27)

| **APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to R-1 (Rural Residential).

SIZE OF PARCEL: 3.19+/acres

FUTURE LAND USE: Urban Compact Node – Non Wekiva

TRACKING NO.: #55-05-PUD/AMD

CASE NO: PH#45-05-5

AGENDA NO: #10

OWNER: Harbor Hills Development, LP

REPRESENTATIVE: Steven J. Richey, P.A. and Greg Beliveau, AICP, LPG

GENERAL LOCATION: Lady Lake area – Property located S of Lake Griffin Rd and Marion County Rd; W of Gray's Airport Rd, and N of Griffin View Dr.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend PUD Ord#44-90 to add 150 single-family units within the existing PUD, for a total of 949 residential units.

EXISTING ZONING: PUD (Planned Unit Development)

SIZE OF PARCEL: 866 +/-acres

FUTURE LAND USE: Suburban

TRACKING NO.: #56-05-CFD

CASE NO.: PH#50-05-2

AGENDA NO.: #11

OWNER: Lake County Public Schools

REPRESENTATIVE: Harry Fix, AICP

GENERAL LOCATION: Minneola area – Property lying S of the Turnpike, N of Sullivan Road and W of Grassy Lake Road.

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request rezone from A (Agriculture) to CFD (Community Facility District) for the construction of school facilities.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 115 +/- acres

FUTURE LAND USE DESIGNATION: Suburban